



MOUNTFIELD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Goring & Streatley Train Station - 8 min walk ♦ Reading - 10 miles

♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦ M40 At Lewknor

(J6) - 15 miles ♦ M4 At Theale (J12) - 9 miles ♦ Heathrow

Airport - Approx. 40 miles ♦ Wallingford - 5 miles ♦ Henley on

Thames - 13 miles (Distances and times approximate)

A 4 bedroom, 2 bathroom end of terrace house, sitting within an advantageous corner plot with integral garage and private south westerly facing garden, with the potential to extend further.

Conveniently located within the Village, well placed for the Primary School and local shop, with the High Street shops and mainline station easily accessible.

- ♦ Entrance Lobby
- ♦ Entrance Hall with Door to Integral Garage
- ♦ Sitting/Dining Room
- ♦ Kitchen
- ♦ Main Bedroom with Ensuite Bathroom with Bath and Separate Shower

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- ♦ Landing
 - ♦ 3 Bedrooms
 - ♦ Family Bathroom with Bath and Overhead Shower
 - ♦ Separate Toilet

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- ♦ South West Facing Rear Garden with Shed

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- ♦ Integral Single garage

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- ♦ Driveway

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- ♦ In All Approximately 1,291 Sq Ft



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Crossrail services have commenced from Reading which together with the electrification of the line significantly improves travelling times to Paddington and central London destinations.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

PROPERTY DESCRIPTION

Built in the 1960's with mellow brick elevations and tile hanging to the upper floor under a pitched tiled roof, Mountfield has been extended on the ground level to offer 4 bedroom, 2 bathroom accommodation. Entrance is into a lobby area with door then leading into the hallway which has an integral door into the garage. In the garage is the boiler and there are electric points. The sitting/dining room is an L-shaped there are sliding doors and large windows overlooking the garden. From here the kitchen is found overlooking the front of the property. The main bedroom is to ground level with views of the garden. It has built in wardrobes and here is an ensuite with bath and separate shower. Upstairs there are 3 bedrooms, 2 with built in cupboards. There is a separate toilet and the bathroom has a bath and overhead shower. The property has good space and would benefit from some refurbishment in places and with the potential to extend, offers a great opportunity.

OUTSIDE

The property is approached over a private driveway with parking in front of the garage, which has an up and over door. To the right hand side is a pedestrian gate leading to the back garden. The property is an advantageous triangular plot, facing south west. There is a terrace coming of the back, creating a lovely seating area. Mainly laid to lawn, the garden has pretty border planting to the boundary and a shed for storage.

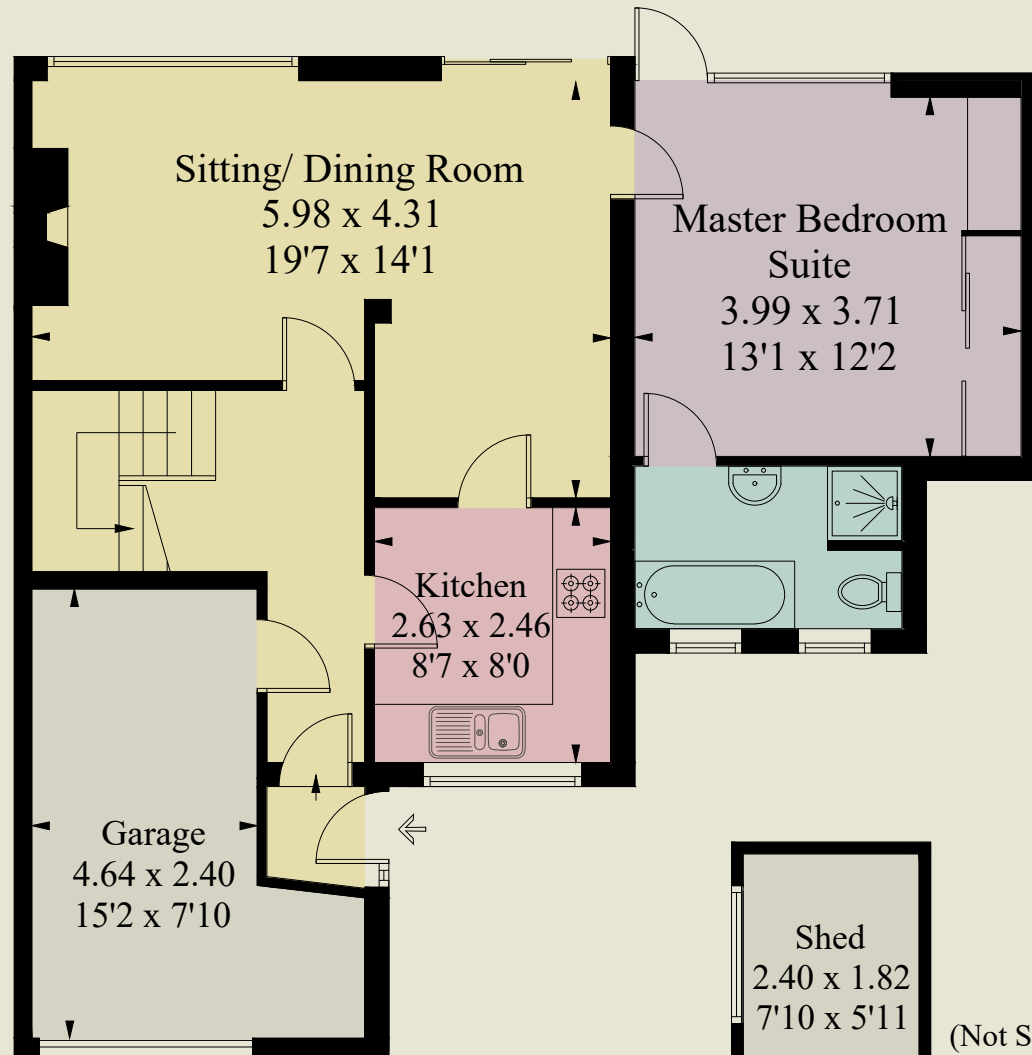


Mountfield, Goring on Thames, Oxfordshire, RG8 0BE

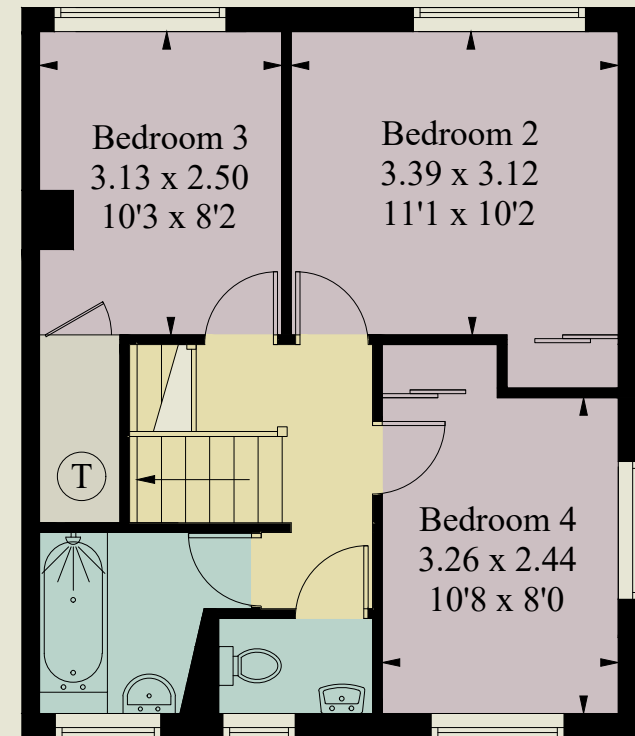
Approximate Gross Internal Area (including Garage) = 116 sq m / 1248 sq ft

Shed = 4 sq m / 43 sq ft

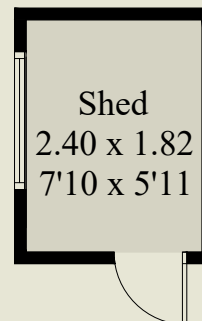
Total = 120 sq m / 1291 sq ft



Ground Floor

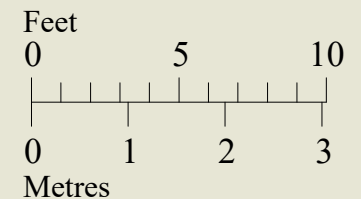


First Floor



Shed
2.40 x 1.82
7'10 x 5'11

(Not Shown In Actual
Location / Orientation)



CREATESPACE DESIGN ref 622

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired boiler located in the garage.

Council Tax: D

Energy Performance Rating: D

Postcode: RG8 0BE

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road. Mountfield will be found about 200 metres on the left hand side opposite Westholme Stores. Mountfield will be found off on the right, the last house to the row on the left hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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